

give, grant, bargain, sell and convey unto the said Eunice Briggs, in her own right, a certain tract or parcel of land with the buildings thereon, situated in the Town of Mendon, <sup>of Mendon</sup> on the Westerly side of the road leading from Mendon to Milton, and bounded and described as follows, viz: Beginning at a large stone in the corner of a wall at the southeasterly corner of land of George H. Croomb, thence in a West South westerly direction with a wall, and bounding on said Croomb's land, about 40 rods to corner of wall at land of David W. Bennett; thence Southerly with a wall, and bounding on said Bennett's land 43 rods, 14 links to corner of a wall at said Bennett's land; thence Northwesterly with a wall, and bounding on said Bennett's land about 50 rods, 9 links to corner of wall at said road; thence bounding on said road about 29 rods to the point of beginning, containing ten acres, or the same more or less. The same being the premises conveyed to me by Calvin Butler, by Deed recorded with Worcester County Deeds, Book 99, Page 248. To have and to hold the above granted premises, with all the privileges and appurtenances thereto belonging, to the said Eunice Briggs, her heirs and assigns, to her & their use and behoof forever. And I, the said Daniel G. Cook, for myself and my heirs, executors and administrators, do covenant with the said Eunice Briggs, her heirs and assigns, that I am lawfully seized in fee simple of the above granted premises; that they are free from all incumbrances, that I have good right to sell and convey the same to the said Eunice Briggs, her heirs and assigns forever, in fee as aforesaid; and that I will and my heirs, executors and administrators shall warrant and defend the same to the said Eunice Briggs, her heirs and assigns forever, against the lawful claims and demands of all persons. In witness whereof we, the said Daniel G. Cook, and I, Lydia A. Cook, wife of the said Daniel G. Cook, in token of my release of all right and title for to both dower and homestead in the granted premises, have hereunto set our hands and seals, this Thirtieth day of March in the year of our Lord eighteen hundred and seventy six.

Signed, sealed and delivered } Daniel G. Cook (seal)  
in presence of } Lydia A. Cook (seal)  
Gustavus B. Williams to both signatures } Worcester, ss. March 30, 1876. Then  
personally appeared the above named Daniel G. Cook and acknowl-  
edged the above instrument to be his free act and deed,  
Before me, Gustavus B. Williams, Justice of the Peace.  
Rec'd Apr. 3<sup>rd</sup> 1876 at 10<sup>am</sup> 45 U. M. Court & Ex. By Charles A. Chase, Regr